



Cornerways Mountain Lane, Griffithstown, Pontypool, NP4 5LW
£380,000

DESIREABLE LOCATION! Sage and Co are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW with a GARAGE, parking and extensive gardens. The family home boasts a lounge/diner, kitchen and shower room with an elevated location you can enjoy views over to New Inn and beyond. Seldom are such properties available. Situated within easy access to mountain walks, local parks, Brecon Monmouthshire canal walks, local amenities, schools, road and rail links. Must be viewed!! Council tax band E, EPC rating D.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed door to;

Entrance Hall

'L' shaped hallway - Radiator, coving, built-in cloaks cupboard, Parquet Block Flooring, access to loft space, doors to;

Kitchen

8'6" x 14'6" (2.60 x 4.42)

Fitted with a range of base and wall units, work services over, ceramic tile walls, inset single drainer one and a half bowl sink unit with mixer tap, inset gas hob, extractor, eye level oven, plumbing for automatic washing machine, space for dishwasher, wall mounted gas boiler, tiled flooring, double glazed window and door to rear.

Living Room/Dining Room

living room 12'0" x 12'5" dining area 9'0" x 11'7" (living room 3.68 x 3.80 dining area 2.75 x 3.54)

Double glazed window to front with superb panoramic views, two double radiators, feature fireplace with matching plinths, coving, wall light points, Parquet Block Flooring, double glazed French doors to side and double glazed window to rear.

Bedroom One

8'10" x 10'9".209'11" (2.70 x 3.3.64)

Double glazed window to front, radiator, extensive range of fitted wardrobes and display units, Parquet Block Flooring, coved ceiling.

Bedroom Two

11'11" x 10'2" (3.64 x 3.12)

Double glazed window to rear, radiator, fitted wardrobes, Parquet Block Flooring.

Study/Bedroom Three

8'10" x 10'6" (2.70 x 3.22)

Double glazed window to front, radiator, fitted units, Parquet Block Flooring, coving.

Shower Room

8'7" max x 6'7" (2.62 max x 2.03)

Fitted double shower cubicle, pedetal washhand basin, low level WC, ceramic tile walls, radiator, tiled walls and flooring, extractor fan, obscure double glazed window to rear.

Outside

Set on a plot of approximately 1/4 acre. The front garden has an extensive paved patio with enclosed balastrading boasting views, the garden is planted with a range of mature plants, shrubs and trees. There is a detached garage/workshop with generous parking space.

Tenure

We have been advised that he property is Freehold, to be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

